

FIRE-RESCUE FACILITIES BOND ISSUE BLUE RIBBON COMMITTEE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
FORT LAUDERDALE, FLORIDA, 33301
THURSDAY, FEBRUARY 23, 2017
6:00 p.m. to 8:00 p.m.

<u>Board Members</u>		<u>Attendance – January thru December</u>	
		Present	Absent
Thornie Jarrett, Chair	P	2	0
Douglas Meade, Vice Chair	P	2	0
Mark Booth	P	2	0
Patrick McTigue	P	2	0
Frederick Nesbitt	A	1	1
Douglas Ruth	P	1	1
Frank Snedaker	P	2	0
Charles Tatelbaum	P	2	0

Staff

Alan Dodd, Deputy Public Works Director
Marlon Lobban, Senior Project Manager
Luisa Fernanda Arbeláez, Project Manager II
Ryan Henderson, Assistant to the City Manager
Robert Hoecherl, Fire Chief
Chantal Botting, Deputy Fire Chief
Brigitte Chiappetta, Recording Secretary, Prototype, Inc.

I. Call to Order

Chair Jarrett began the meeting at 6:05 p.m.

- **Roll Call**

Roll was called, five of eight members were present, with two members arriving late. A quorum was present at all times.

II. Approval of Previous Meeting Minutes

- **January 26, 2017**

Motion was made by Mr. Tatelbaum, seconded by Mr. Booth, to approve the January 26, 2017, minutes. In a voice vote, the motion carried unanimously (5-0).

III. Staff Liaison Report

Mr. Dodd gave the Report as follows:

- **Fire Station #8.** Construction portion of the drawings are at 95%, waiting to finalize the IT portions. Otherwise, everything except some information on the BDA system is in; once received, the drawings will be bid ready. The notification to the City Commission was discussed at their last meeting. The City sent out a letter to a number of residents in the area regarding any other real estate that may be available. Several phone calls showing interest have been received, but offers or discussions are unknown. March 31st is the deadline for any alternative solutions to location of FS8. Mr. Tatelbaum wondered if a 30-day extension should be asked of the City Commission because the letter just went out. Mr. Dodd said he did not believe March 31st to be a drop dead deadline, and that the Mayor told him personally there would be another workshop before the decision was made.

[Mr. Snedaker arrived 6:08.]

- **Fire Station #13.** No update, except trying to work with FDEP through the City Attorneys' and City Managers Offices. Chair Jarrett stated that the City Manager had said at the last FRB meeting that he had spoken with the lobbyist in Tallahassee and that they were going to pursue it. Mr. Dodd said he was not privy to that information.

- **Fire Station #54.** The station is out for bidding, and has been extended twice because of questions from a number of contractors preparing to bid on it. There is a lot of interest and several good bid choices are anticipated. Bid opening date is February 27th, after which time a week or two is needed to evaluate the bids to see they are fully responsive and completely meet the qualification requirements as far as experience and ability to do the project. From there, the bids will go to the City Commission for a contract award. Bids are sealed, so no names are known at this time.

Regarding the RFIs, Ms. Arbelaez said questions were:

- How much is the budget that the City has
- Mechanical Electrical Plans (MEP) and the generator
- Condition of nearby alleys
- FPL connections
- Specifications for exterior paint
- Dumpster area

Mr. Dodd stated that next month there will be a better projected timeline for going to the Commission for contract award, as well as some of the conversations with whomever receives the bid about scheduling, etc.

Mr. Dodd announced the Luisa Arbelaez, who has been the primary person managing the fire station programs for many years has decided to leave the City for another opportunity. Ms. Arbelaez said she trusted in the transition with the new P.I. Various Committee Members voiced their regret in her leaving and wish her well.

IV. Communication to the City Commission

Chair Jarrett stated he had hand-delivered a copy of the Communication from the last meeting to the City, after Mr. Tatelbaum took the time to properly word his motion. The communication prepared by the meeting recorder differed slightly from Mr. Tatelbaum's, but it was decided to go with the latter. Mr. Dodd attended the City Commission's meeting and reported that it was a request to expand how the FRB was doing the search to identify potential properties. The response was positive because the City Manager sent the letter out to some property owners prior to the meeting, thereby meeting the intent of what was requested, i.e., to contact different property owners and see if more interest could be found in other properties. Mr. Dodd did not know how many letters were sent out. Mr. Snedaker noted that there are no commercial properties east of US1 big enough to build a fire station site.

[Mr. Meade arrived 6:24, delayed due to traffic.]

Chair Jarrett updated Mr. Meade to the meeting thus far. The issue of having another workshop before the March 31st deadline on FS8 was discussed and the language of a motion ensued.

Motion was made by Mr. Tatelbaum, seconded by Mr. Ruth, as follows: Resolved that the Chair send a Communication to the Commission reminding the members that a commitment was made to have another workshop prior to a final decision on the location of Fire Station #8, and urging the Commission to set a date for the workshop promptly and prior to making a final decision on the location of Fire Station #8. In a voice vote, the motion carried unanimously (7-0).

A discussion followed regarding some of the issues involved in public property acquisition, particularly a fear of initiating eminent domain, which can be a prolonged and expensive process in court.

[Mr. Booth left at 6:37.]

Fred Stresau and Eileen Riley clarified the confusion of the timeline on the property decision for FS8. Mr. Stresau stated that the letter that went out stated that

- Binding letters of interest could be submitted to the City Manager, but it did not list any qualifications at all;
- Listing the property from Broward Blvd., south all the way to 84, which is a number of blocks further south than the present location on 17th Street. It lists SW 4th Avenue, which is on the west side of the railroad tracks, east

- all the way to Federal Highway. Mr. Stresau wondered why they excluded everything north of Broward Blvd.;
- The discussion at the Commission's meeting lasted maybe 20 seconds, and the Mayor said very plainly that the search was for a parcel that is a minimum of one acre. Mr. Stresau calculated that at \$100/sq. ft. to \$120/sq. ft. for raw land costs would come to \$4.5 million for a one acre parcel, when it had already been stated by the Mayor that no more than \$1.3 million would be spent unless it is of superior quality.

Discussion followed about the station plans and the necessary size of the lot to accommodate them, as well as the parking spaces for shift changes using temporary and/or public parking. Mr. Snedaker said that at FS35 there is a long-term agreement with the church next door for parking during shift changes, it is not fenced, and it is not really permanent parking. As a comparison, Ms. Arbelaez said FS54 is 0.89 acre and the current proposed site for FS8 is 0.96 acre.

Regarding alternatives to housing the hazmat team at FS8, Chief Hoecherl stated locating hazmat at the Central Station would not work because Station #2 was designed to only go out the front, and there is no way to get the tractor trailer unit to come in the back way; also that a mezzanine is needed to store equipment. Mr. Stresau recapped his summary of the purchase price of other properties of an acre in size cannot be found, and he was surprised at the Mayor's statement that an acre was necessary. Chair Jarrett added that he did not see a problem with a two-story station.

As Mr. Meade was absent at the beginning of the meeting, a summary discussion of FS13 ensued, with Mr. Snedaker recollecting that Lee Feldman had said they were going to let it run its course through the departmental people and get a decision before any more pressure was put on from higher up. Chair Jarrett recalled that Mr. Feldman said the lobbyist in Tallahassee was going to address the Department directly.

V. Adjournment – Next regular meeting March 23, 2017

Hearing no further business, the meeting was adjourned at 6:55 p.m.